

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: January 18, 2006
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall
Time: 9:00 AM

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9:00 a.m. **Orin Jessup Land Co, Sec 1, lots 140-142 pt - Mr. Window**
The petitioner seeks Use Variance approval to have general offices.
Docket No. 05120024 UV ZO Chapter 9.01 Permitted Uses
Located at 745 E 107th Street. Zoned R-3/Residence within the Home Place Overlay.
Filed by Mitch Sever of Sever & Associates for Mr. Windows, Inc.

Present for the Petitioner: Mitch Sever, with Sever Associates.

Petitioner's Presentation: Mitch Sever introduced the project. He said that they would not be making any structural changes to the property. He said that they would be adding new siding, new windows, and new roofing to make it look presentable.

Greg Hoyes, Hamilton County Surveyor's: He said that he sent the petitioner a comment letter. He said that he doesn't really have any concerns with what is being proposed. He said that he would want to see a landscape plan since most of the property is covered by a regulated drain easement. He said that there is a tile in the alley and a tile

in the street and that the easements for those cover most of the parcel. He said that if the petitioners keep the trees far enough back, they should be fine.

Scott Brewer, Carmel DOCS Urban Forester: He said that if there aren't any real changes to the present landscaping, then he probably wouldn't require any additional landscaping.

Mitch Sever asked Scott to contact him directly to possibly schedule a time to meet to discuss the landscaping requirements for the site.

Nick Redden, Carmel Engineering: He said that he sent the petitioner a comment letter. He said that they had no additional comments at this time.

Gary Hoyt, Carmel Fire Department: He said that they have no concerns with the use variance.

Mike McBride, Hamilton County Highway: He said that this was outside of their jurisdiction.

Shirley Hunter, Cinergy: She clarified that there would be no anticipate changes in the electrical needs. She said that if the petitioner might find that there were going to be some changes, they should call in.

Matt Griffin, DOCS: He said that Angie Conn sent the petitioners a comment email with the docket email.

Mitch Sever said that he was going to talk to Angie Conn on his way out of the meeting because he had copies of the things she requested.

...END...

9:10 a.m.

Docket No. 06010006 SP: Windsor Grove II

The applicant seeks to plat 30 lots on 30.056 acres.

The site is located on 106th Street west of Towne Road and is zoned S1

Filed by Dennis Olmstead of Stoepelwerth and Associates, Inc. for Steven Wilson, Inc.

Present for the Petitioner: Steve Wilson with Steven A Wilson, Inc. and Brian K. Robinson with Stoepelwerth & Associates.

Petitioner's Presentation: **Steve Wilson** introduced the project.

Greg Hoyes, Hamilton County Surveyor's: He said that he sent Brian Robinson a letter. He said that he needs some procedural items like overflows on the lakes. He said that there were just a few minor comments. He said that the landscape plans in the packet were not the current plans. He said that it was hard to review landscape plans when they weren't the right ones.

Brian Robinson said that he apologized for the mix-up and handed out copies of the current landscape plan. He said that he needed to discuss with Greg Hoyes the 25 ft. clear area he is asking for. He said that it seems like Greg Hoyes is asking the petitioner to remove a considerable amount of trees for it.

Greg Hoyes, Hamilton County Surveyor's: He said that they would discuss that later. He said that they would be able to work it out.

Scott Brewer, Carmel DOCS Urban Forester: He said that he would be glad to review the current landscape plans when he gets them.

Brian Robinson said that he would get Scott a set of plans.

Nick Redden, Carmel Engineering: He said that it was outside their jurisdiction.

Gary Hoyt, Carmel Fire Department: He gave the petitioner his letter. He said that he would like to request a fire hydrant at the end of Noma Court. He clarified that he would like it between 23 and 24. He provided the petitioner with the Fire Department's ladder turning radius. He clarified that the inside of the cul-de-sacs were landscaped. He said that was fine as long as they could get around it with no damage.

Mike McBride, Hamilton County Highway: He said that at the first of the year, the County adopted a new standard on the P-1 sheet. He said that there were a few minor comments on there for the petitioner's refinement.

Brian Robinson said that he would get Mike McBride a sheet 406.

Shirley Hunter, Cinergy: She said that this development was IPL territory.

Christine Barton-Holmes, DOCS: She said that the petitioner needed to add the docket number to the plats, and update the signature certification sheet for 2006 and add the covenants and restrictions. She said that with the landscaping and preservation plan, a lot of the comments were taken care of.

Discussion ensued regarding when the petitioner could procedurally begin moving dirt.

...END...

9:20 a.m.

Docket No. 05120010 SP: Abney Glen

The applicant seeks to plat 44 residential lots on 38.68 acres.

The site is located at 11850 Shelborne Rd and is zoned S1/Residence-ROSO.

Filed by Chris Wiseman of Paul I Cripe, Inc, for Paul Shoopman.

Present for the Petitioner: Pat Shaurette with PRS, Charlie Frankenberger with Nelson and Frankenberger, and Dennis McGuire with Cripe.

Petitioner's Presentation: **Charlie Frankenberger** introduced the project.

Greg Hoyes, Hamilton County Surveyor's: He said that he sent a comment letter. He said that there are some new details that need updated. He said that there were some velocities in the pipes that might be too high. He said that there were some cover issues on the storm sewer. He said that they would need a variance on the pond details for the walls. He said that their standards do not allow retaining walls because of liability issues. He said that if the petitioner can get him a letter, he can get that to the drainage board.

Scott Brewer, Carmel DOCS Urban Forester: He said that he emailed comments to Dennis. He said that the tree preservation plan has changed. He said that he would not have any comments until he received a plan with the species were detailed.

Nick Redden, Carmel Engineering: He said that they were still reviewing these plans, but that they would get the petitioner comments as soon as they could.

Gary Hoyt, Carmel Fire Department: He clarified that there was no plan for an amenity for this development. He said that the plans that he had didn't have fire hydrant locations noted on it. He requested a set of plans showing those. He said that they were asking for the blue reflective-type fire hydrant markers. He said that they asked that they be placed in the center of the street, perpendicular to the street. He provided the petitioner with a copy of the turning radius for their trucks and ladders.

Mike McBride, Hamilton County Highway: He said that they had no jurisdiction on the site, but he noted that they had updated their under drain details, so he asked the petitioners to share the updates with their office.

Shirley Hunter, Cinergy: She gave the petitioners a new service request form. She clarified that the development would all be developed at the same time, rather than in sections. She said that she would need an AutoCAD file. She said that she would like a copy of the tree species when the petitioners finished it. She said that she thought that the petitioner had worked out the pole situation.

Matt Griffin, DOCS: He said that they were still reviewing this and that they hoped to have a comment letter to the petitioner by the end of the week.

...END...

9:35 a.m.

Docket No. 06010005 Z: Shelborne Property PUD

The applicant seeks to rezone 20 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing single-family residences.

The site is located on the west side of Shelborne Road, north of 121st Street.

Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

Present for the Petitioner: Charlie Frankenberger with Nelson and Frankenberger, and Dennis McGuire with Cripe.

Petitioner's Presentation: **Charlie Frankenberger** introduced the project. He said that he knew that Scott had some concerns about the tree preservation plan and the landscape plan. He said that typically, they have not included PUDs with the TAC filings. He said that he is used to reviewing the PUDs in meetings with the Department. He said that they still need to submit the landscape plan and tree preservation plan to Scott for his comments. He said that they don't expect his comments absent that plan.

Matt Griffin, DOCS: He said that Scott Brewer would also need to review the landscape text of the PUD Ordinance.

Charlie Frankenberger said that they would get Scott a copy of the PUD ordinance, the landscape plan, and the tree preservation plan. He said that the petitioners certainly don't expect his comments until they submit those things.

Greg Hoyes, Hamilton County Surveyor's: He said that he sent the petitioner a letter. He said that one issue that they feel may be a concern is the street trees and root

infiltration into the subsurface drains. He said that other than that, they have no objection to the rezoning. He clarified that this would fall under the new manual two.

Scott Brewer, Carmel DOCS Urban Forester: He said that he would be glad to comment when he receives something that he can comment on.

Nick Redden, Carmel Engineering: He said that he sent the petitioner a letter concerning Engineering's comments regarding all three of the PUDs. He said that the petitioner may not have received that yet, but if they have questions, give Engineering a call.

Gary Hoyt, Carmel Fire Department: He said that the Fire Department doesn't have a problem with the rezoning. He said that when it is in plat form, the Fire Department would make comments then.

Mike McBride, Hamilton County Highway: He said that this project was outside of their jurisdiction.

Shirley Hunter, Cinergy: She said that they have no objections to the rezoning and no other comments.

Matt Griffin, DOCS: He said that they are still going through the PUD Ordinance. He said that he didn't have any substantial comments to share with the petitioner at this point. He said that he would probably send the petitioner a red-lined copy of it.

Christine Barton-Holmes, DOCS: She said that her comments have to do with the language in the ordinance.

Charlie Frankenger said that they need to be careful that the text of the ordinance conforms to the elevations that they show. He said that he would call and schedule a time to get help from DOCS on procedural provisions for subsequent approvals.

...END...

9:50 a.m.

Docket No. 06010003 Z: Guerrero Property PUD

The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.

The site is located at the northwest corner of Towne Road and 131st Street.

Filed by Charles Frankenger of Nelson and Frankenger for Indiana Land Development Co.

Present for the Petitioner: Charlie Frankenger with Nelson and Frankenger, and Dennis McGuire with Cripe.

Petitioner's Presentation: **Charlie Frankenger** introduced the project. He said that he understands that Scott Brewer would not have comments because he doesn't have a landscape plan, a tree preservation plan, or the text of the PUD that he has been able to review. He said that going forward, he would make sure that Scott Brewer received a copy of the PUD text in advance.

Greg Hoyes, Hamilton County Surveyor's: He said that he had issues with the street tree layout and no objections to the rezoning.

Scott Brewer, Carmel DOCS Urban Forester: He said that he had no comments at this time.

Nick Redden, Carmel Engineering: He said that he had no further comments at this time.

Gary Hoyt, Carmel Fire Department: He said that he had no further comments at this time.

Mike McBride, Hamilton County Highway: He said that this project was outside their jurisdiction.

Shirley Hunter, Cinergy: She said that she had no comments.

Matt Griffin, DOCS: He said that he didn't have any comments aside from Christine Barton-Holmes's comment letter that she sent to the petitioner.

Christine Barton-Holmes, DOCS: She suggested that the petitioner consider adding some sort of active amenity to the development.

...END...

10:05 a.m.

Docket No. 06010009 Z: Crook PUD

The applicant seeks to rezone 20 acres from S1/Residential to PUD for the purpose of platting 40 single-family homes on 20 acres.

The site is located at 2238 W. 136th Street and is zoned S1/Residential.

Filed by Charlie Frankenberger of Nelson and Frankenberger for Indiana Land Development.

Present for the Petitioner: Charlie Frankenberger with Nelson and Frankenberger, and Dennis McGuire with Cripe.

Petitioner's Presentation: Charlie Frankenberger introduced the project. He said that he understands that Scott Brewer needs to see the tree preservation plan, the landscape plan, and the text of the PUD ordinance.

Greg Hoyes, Hamilton County Surveyor's: He said that he had the same comments as the last two agenda items.

Scott Brewer, Carmel DOCS Urban Forester: He said that he had no comments at this time.

Nick Redden, Carmel Engineering: He said that he sent the petitioner a letter with some general comments.

Gary Hoyt, Carmel Fire Department: He said that he had no comments at this time.

Mike McBride, Hamilton County Highway: He said that he had no comments.

Shirley Hunter, Cinergy: She said that they approve this and no comments.

Matt Griffin, DOCS: He said that he was still working on a comment letter for the petitioners. He said that a lot of the comments from the other two projects would apply. He said that it would be the preference of the Staff to see another street stub to the undeveloped property to the West. He discussed the scenarios and the options for future development. He noted that he would have the petitioner a written letter by the end of the week.

...END...

10:20 a.m.

Docket No. 06010002 Z: Old Meridian Place Rezone

The applicant seeks to rezone 3.084 acres from Old Meridian Single Family Attached (OM/SFA) to Old Meridian Mixed Use (OM/MU) for the purpose of creating mixed-use structures along Old Meridian Street. This project is in conjunction with the proposed Old Meridian Place development.

The site is located at 12852 Old Meridian Street and is zoned OM/SFA.

Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.

Present for the Petitioner: Larry Kemper with Nelson & Frankenberger, and Jon Isaacs with Centex Homes.

Petitioner's Presentation: Larry Kemper introduced the project.

Greg Hoyes, Hamilton County Surveyor's: He said that he would probably have some drainage comments eventually, but that he had no comments on the rezoning.

Scott Brewer, Carmel DOCS Urban Forester: He said that he hadn't sent the petitioners a comment letter yet. He said that he would like to request an updated set of plans and a meeting with someone to discuss the landscaping.

Jon Isaacs said that he sent a new set of plans to Scott Brewer.

Scott Brewer, Carmel DOCS Urban Forester: He said that they would need to set up a meeting to discuss it.

Nick Redden, Carmel Engineering: He said that Engineering is still reviewing the project and that he would get the petitioners a comment letter as soon as it is available.

Jon Isaacs said that he would have alternatives for Engineering to look at.

Gary Hoyt, Carmel Fire Department: He said that he received a mailing from Keith at Stoeppelwerth & Assoc. He gave the petitioner a copy of the turning radius specs for the Fire Department equipment, trucks and ladders. He said that they would probably have meetings later in the process.

Shirley Hunter, Cinergy: She said that this is going to be the project of one of her colleagues, but that she would need a revised copy of the AutoCAD drawings.

Matt Griffin, DOCS: He clarified the status of the proposed Old Meridian alignment. He said that DOCS had already commented on the residential portion and given those comments to the petitioner. He said that DOCS didn't have any further comments on the rezoning petition and that the Department was just waiting to see the final site plan.

...END...

10:30 a.m.

Docket No. 06010008 Z: Midtown Village PUD

The applicant seeks to rezone 18.82 acres from I1/Industrail to PUD for the purpose of creating mixed-use development.

The site is located at 510 Third Avenue SW and is zoned I1/Industrial.

Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.

Present for the Petitioner: Larry Kemper with Nelson & Frankenberger, and Jon Isaacs with Centex Homes.

Petitioner's Presentation: Larry Kemper said that Centex Homes is very early in the process. He said that the petitioner is proposing a mixed-use PUD including office over commercial, possibly apartments over retail or commercial. He said that the possible mixed uses are shown in the PUD ordinance. He said that the engineered plans were not available prior to the meeting, so the petitioner distributed a copy of the PUD ordinance along with a conceptual site plan. He said that he thought that he would distribute that prior to the meeting to at least begin discussions on this project.

Greg Hoyes, Hamilton County Surveyor's: He said that he sent a letter to Stoeppelwerth & Associates. He said that he had no objection to the rezoning.

Scott Brewer, Carmel DOCS Urban Forester: He said that he was a little surprised. He said that he didn't have any comments on the rezoning. He said that he would have comments on the PUD. He asked the petitioner if Exhibit D was incomplete or if it was just an area that wasn't going to be regulated by district.

Jon Isaacs responded that what was shown there as "Parcel A" is the property that Centex has currently under contract that they are going forward with. He said that the master planning process started with working with the Mayor and Les Olds of the Carmel Redevelopment Commission. He said that they suggested that Centex Homes think "outside the box" a little bit and give an idea of what might happen to the property to the North that the City of Carmel currently owns and to the property to the South also. He said that if the plan seems incomplete, it is because Centex is just trying to give the snapshot that is meaningful as far as what the petitioner is trying to get rezoned today.

Larry Kemper clarified that everything that the petitioner is presenting today is conceptual.

Scott Brewer, Carmel DOCS Urban Forester: He commented that the sooner he is able to give the petitioner comments on a project, the easier it would be for the petitioner to incorporate those comments in the design. He said that he has no objection to the rezoning, but would like to start a dialogue about the landscape plan.

Matt Griffin, DOCS: He commented that Scott should make comments on the PUD language as well and help the petitioner set out guidelines.

Nick Redden, Carmel Engineering: He said that Engineering is still reviewing this and that they would get the petitioner comments as soon as they were available.

Gary Hoyt, Carmel Fire Department: He said that he failed to send a letter but that he didn't really have any comments right now, since it is so conceptual. He said that the Carmel Fire Department would reserve their right to comment until they receive some construction plans to look up things like that. He said that he would provide the petitioner with a copy of the turning radii to make sure that the petitioner and the plans

meet the Carmel Fire Department standards to be sure that their trucks can get through. He said that it looks to him like it is pretty straightforward.

Shirley Hunter, Cinergy: She said that Cinergy doesn't have any objections to the rezoning. She said that she would reserve her comments until later.

Matt Griffin, DOCS: He clarified that the legal description was descriptive of the boundaries of the PUD with the understanding that the PUD as written could be expanded to some of the other parcels not included but shown conceptually.

Larry Kemper commented that the language that would allow for the annexation of additional real estate might not have been included in the original draft, but that it would be incorporated into the ordinance for when the Plan Commission brochures were due.

Matt Griffin, DOCS: He said that the Department of Community Services would get the petitioner a comment letter and a marked up copy of the PUD ordinance. He said that they are working with the Engineering Department a little bit on the layout of the development. He said that they could get the petitioner some "conceptual" comments on the layout for what they are worth. He said that he hoped to have the comments to the petitioner before the end of the week, but that it depended on how soon he heard back from Engineering. He said that it would be on the February 21, 2006 agenda of the Plan Commission meeting. He clarified that the petitioner were going to take the project through the process as a rezoning only and then come back at a later date to get the Development Plans approved for the individual sections of the development.

Jon Isaacs responded that the starting date for the Development Plan process would be determined based upon how much comfort level there was and also when the architecture and other details were finalized. He said that this was all new products for Centex.

Gary Hoyt, Carmel Fire Department: He told the petitioner that the Fire Department would be interested in using the existing building as training prior to their demolition.

...END...

10:45 a.m.

Docket No: 05120025 Z 126th & Keystone/Gramercy PUD

The applicant seeks to rezone 116 acres from R2/Residential and R4/Residential to PUD/Planned Unit Development for the purpose of creating a mixed-use development comprised of townhouse, apartment, retail, and office uses.

The site is located between Carmel Drive, 126th Street, Keystone Avenue, and Auman Drive.

Filed by James Shinaver of Nelson & Frankenberger for Buckingham Properties Inc.

Present for the Petitioner: Jim Shinaver with Nelson & Frankenberger, Gary Murray with Schneider Engineering, and David Leazenby with Buckingham Companies.

Petitioner's Presentation: Jim Shinaver commented that the project in front of the Committee members related to the property commonly known as the Mohawk Hills Apartment and Golf Course. He said that the Buckingham Companies desires to rezone this property to a Planned Unit Development ordinance that would allow for essentially a mix of residential, commercial, and retail uses. He clarified that at this point the petitioner was only seeking rezone approval. He said that if the Rezoning were to be approved, then the petitioner would have to come back before the Technical Advisory Committee for the specific development of any particular area as it relates to the Development Plan and the ADLS Approval.

Greg Hoyes, Hamilton County Surveyor's: He said that he sent a letter to Sara Nasuti with Buckingham properties. He said that he has no objections to the rezoning.

Scott Brewer, Carmel DOCS Urban Forester: He said that he didn't really have any objection to the rezoning, but he said that he would have comments on the Development Standards for landscaping. He said that he hasn't sent a letter out yet.

Nick Redden, Carmel Engineering: He said that Engineering is still reviewing this and that they would get a comment letter to the petitioner as soon as the comments were available.

Gary Hoyt, Carmel Fire Department: He said that he didn't get a letter sent to Sara Nasuti with Buckingham, but that the Carmel Fire Department had no objection to the rezoning. He commented that the Fire Department would be willing to burn down the existing buildings for training purposes if so desired. He said that he would like to open up a dialogue with the petitioner about that. He said that he wasn't clear on the timeline, but that there was an event that Indianapolis holds each year that it is a Fire Department conference. He said that if the timing worked out, then they would be able to bring in a lot of people from other States to Carmel for the conference.

Shirley Hunter, Cinergy: She said that Cinergy did not have any objections to the rezoning. She said that Cinergy has a lot of old equipment in there, so it would probably be good to have some new facilities.

Matt Griffin, DOCS: He said that the Department of Community Services was currently working with Engineering on some preliminary site layout comments. He said that he would get those to the petitioner as the next few days progress. He said that Christine Barton-Holmes has made some comments on the initial PUD ordinance.

Christine Barton-Holmes, DOCS: She said that the changes that the Department of Community Services asked for at the initial meeting had been changed in the document. She said that only additional thing at this point is that the Department of Community Services would like to see a traffic study because it is going to be such a large development. She said that there would probably be many more comments as the process went on, but that at this stage, it's all pretty preliminary.

...END...

11:00 a.m.

Docket No. 05120026 Z and 05120027 DP/ADLS: Village Green PUD

The applicant seeks to rezone 9.42 acres from R2/Residential to PUD/Planned Unit Development for the purpose of creating 50 townhomes.

The site is located 211 W. Smokey Row Rd.

Filed by Jim Shinaver of Nelson and Frankenberger for Bay Development Co. and Drees Premiere Homes Inc.

Present for the Petitioner: Jim Shinaver with Nelson and Frankenberger, Bruce Sklare, John Talbot, and Ursell Cox with Bay Development and Jim Shields with Weihe Engineering.

Petitioner's Presentation: Jim Shinaver introduced the project. He noted that the petitioners were seeking DP/ADLS in conjunction with the Rezoning, so he said that they would not be appearing before the Technical Advisory Committee again.

Greg Hoyes, Hamilton County Surveyor's: He clarified that the Technical Advisory Committee members would see full construction plans at some point in the process. He said that he sent the petitioners a comment letter. He said that they had some concerns on the proposed easement widths on the open ditch. He said that there were concerns about the seventy-two inch pipe and the landscape plantings in the regulated drainage easement. He said that other than that, they had no objection to the rezone and he said that they would provide additional comments when they received the construction plans.

Scott Brewer, Carmel DOCS Urban Forester: He said that he hadn't sent the petitioner a letter yet, but that he planned to send one. He said that he might have some comments about some structural soils being used to increase the soil volumes in planting areas. He said that the petitioners are going to have to delineate any planting outside of the regulated drain easements. He said that the landscaping would have to be separated from the utility easement along the Monon and any other utility, drainage, or sewer easement. He said that he wanted to talk to the petitioners at some point about the possibility of saving some of the trees that are along the Monon. He said that he thinks that there is benefit in saving some of that natural vegetation. He said that it might be possible if they were able to save some of that, that they may not need to plant as much of a buffer. He said that even though the petitioner's said that they were going to clear-cut, he would like to talk about it.

Nick Redden, Carmel Engineering: He said that Engineering is still reviewing this project and that they would send the petitioner their comments when the review was finished.

Gary Hoyt, Carmel Fire Department: He gave the petitioners a letter. He clarified that none of the buildings were planned to be sprinkled and that none of the buildings would have basements. He clarified that the buildings would not have a fire alarm system and that there would be no amenity building in the development. He discussed with the petitioner that the street would not go all the way through, except for emergency access per the plans that the petitioners submitted. He said that the Fire Department is requesting the blue reflective fire hydrant markers be installed in the center of the streets and perpendicular to the fire hydrants.

Shirley Hunter, Cinergy: She said that she hadn't had time to review the plans. She said that she is a little concerned about the easements. She said that on the plans she noted a ten-foot drainage and utility easement and a ten-foot building setback line, which overlapped. She said that she would have a problem with that because they had to maintain clearance to the buildings. She said that it doesn't appear that any buildings would be butted up against that, but that it is something that they don't want to happen because they won't have clearances. She said that she knew that they had a pole line on Smokey Row Rd./136th street. She said that it didn't appear to be in conflict but that she couldn't really tell. She gave the petitioners a new service request form and asked the petitioner to forward AutoCAD drawings to them.

Matt Griffin, DOCS: He said that he would fax all of his comments to the Petitioner this afternoon in the form of a letter. He said that the only thing that is outstanding is the architecture. He said that Staff is happy with the front entry, but that the sides facing the Monon trails are monotonous and read like one giant continuous building. He said that Staff would like to see at least some differentiation of each unit on the backside. He clarified that the windows would need to have some sort of sills or something, but that they couldn't be the punch out windows.

Discussion ensued regarding future and potential development on the properties surrounding the proposed development.

...END...

11:15 a.m.

Docket No. 06010007 DP/ADLS: Gateway Pavilion

The applicant seeks Development Plan, Architectural Design, Lighting, and Signage approval for 6.98 acres, for the purpose of creating a gasoline service station related to a proposed retail development. The request is an amendment of an earlier submittal. The site is located at 11000 North Michigan Road and is zoned B3/Business. Filed by Joseph Calderon of Bose McKinney & Evans for Heritage RDG, LLC.

Present for the Petitioner: Joe Calderon with Bose, McKinney, & Evans and Dave Hostetler with Weihe Engineering.

Petitioner's Presentation: Joe Calderon introduced the project.

Greg Hoyes, Hamilton County Surveyor's: He said that he sent the petitioner a letter that said that this was an incomplete TAC submittal. He said that he couldn't provide a review based off of the plans that were submitted.

Joe Calderon said that Jeremy Miller with Weihe Engineers had hand delivered the full drainage report to the Hamilton County Surveyor's office in December.

Greg Hoyes, Hamilton County Surveyor's: He said that he cannot provide comments on plans with insufficient information, therefore he said that he would wait until the construction documents were submitted to make comments. He said that as far as the rezoning goes, their office is fine.

Scott Brewer, Carmel DOCS Urban Forester: He said that the last time the project came through he provided a pretty detailed comment letter. He said that he wasn't sure what the current status of that letter was. He said that he couldn't make many comments on the plan that was submitted. He said that he doesn't have any landscaping information. He gave Joe Calderon a copy of his previous comment letter. He said that he would need a detailed landscape plan for the site revisions.

Nick Redden, Carmel Engineering: He said that this project is outside of the jurisdiction of Carmel Engineering.

Gary Hoyt, Carmel Fire Department: He said that he would have some additional comments. He said that they would like a Knox box for the building that will give them access. He gave the petitioner a copy of his business card and said that they would work with the petitioner moving forward and with the additional comments as well.

Shirley Hunter, Cinergy: She said that she would be the petitioner's contact for the electrical service. She said that she was guessing that the petitioners would want a separate meter on the gas station as on the Wal-Mart store. She gave the petitioner a generic service request form. She said that she doesn't know how she will provide service to this development yet. She said that she hadn't really analyzed it yet. She said that she did notice a proposed ten-foot utility easement on the North side of the site. She said that ten-feet would definitely not be enough. She said that they would need a minimum of fifteen feet. She said that they would need to coordinate easement locations and stuff. She said that they had a pole line along Michigan Road. She said that they

also had a buried line that goes into Bennett Parkway. She said that she would need the petitioners to email her an AutoCAD drawing.

Matt Griffin, DOCS: He said that the Department needs to see the entirety of the project. He said that they realize that there is only jurisdiction on the Eastern portion of it, but that this is part of entire project and that the context of the structures needs to be evaluated in relation to the entire development. He said that the lines for the gas station and the cueing lines need to be behind the structure. He said that Christine sent the petitioners a list of comments on the original structure. He said that Staff would like to see a whole set of plans to continue with the Department review of the project.

Christine Barton-Holmes, DOCS: She said that most of the comments in addition to that one relate to the building being in the overlay district. She said that there are some very specific design requirements for any building built within that overlay. She said that any building built would have to be Federal, Georgian, Italianate, or Greek Revival. She said that Staff would like the Kiosk to reflect one of those four styles.

Joe Calderon said that the large building, which is not in the Overlay portion and under the jurisdiction of the City of Carmel was not going to be one of those four styles. Therefore, he said that the petitioners wanted the kiosk to match the larger building on the site, rather than the overlay standards.

Matt Griffin, DOCS: He said that originally when he spoke with the petitioners, it was discussed that it was their indication to him that the building would not only meet the City of Carmel's ordinances, but could possibly exceed them to meet Zionsville's ordinances as well. He said that at this point they are only seeing the gas station, so they have nothing to tie it to, but it could be possible that the project could warrant an architectural waiver, but they can't judge that with the plans the way they are currently.

Discussion ensued regarding possible architectural elements and details.

Christine Barton-Holmes, DOCS: She said that the Department would need to know the size of the blank panel signs on the side of the canopy. She said that Michigan Road is proposed to have a separated multi-use path. She said that walkways located on the plan do not connect to the gas station on the South. She said that the Department would like to see that continued. She clarified that the proposed gas station would not have a car wash.

Discussion ensued regarding what the petitioner needs to put together to submit for the upcoming meetings.

...END...

11:30 a.m.

Docket No. 06010010 SP: Village of Westclay Section 150001

The applicant seeks to plat 15 lots on 9.28 acres.

The site is located at SE corner of W. 131st St. and Horseferry Rd. and is zoned PUD.

Filed by Brandon Burke of the Schneider Corp. for Brenwick TND Communities, LLC.

Present for the Petitioner: Brandon Burke and Jamie Ford with the Schneider Corporation, and Kevin Krulik with Brenwick Development.

Petitioner's Presentation: Brandon Burke introduced the project.

Greg Hoyes, Hamilton County Surveyor's: He said that he sent the petitioners a letter regarding some procedural items that kind of explain the question on how the temporary and permanent outlets are going to be different. He said that he needs that for the files. He said that the easement width needs to be bumped up to thirty instead of twenty. He said that he had two trees that need to be shifted one way or the other.

Kevin Krulik said that they had noticed some evidence of an obstruction down stream in the Creek. He said that he was wondering if Jerry could look into that.

Scott Brewer, Carmel DOCS Urban Forester: He said that his only comment at this time is that on the landscape plan he needs a graphic planting detail and some planting notes. He also said that the petitioner should move the trees for the Hamilton County Surveyor's office.

Nick Redden, Carmel Engineering: He said that Engineering sent the petitioner a letter with their comments and that they would work through those with the petitioner.

Gary Hoyt, Carmel Fire Department: He said that the plans didn't have fire hydrant locations on there. He clarified that there are some in the area and that they were inadvertently left off of the plans. He told the petitioner to get him some plans showing the fire hydrant locations. He said that the development would need to have the blue markers in the middle of the street perpendicular to the fire hydrant.

Shirley Hunter, Cinergy: She said that she needed an AutoCAD file and new service request. She clarified that the anticipated ground breaking for the new section would be sometime in early summer.

Matt Griffin, DOCS: He said that there were some labeling things and he clarified that the path West of 131st Street was installed.

...END...

11:40 a.m.

Docket No. 06010001 Z: Monon Townes PUD

The applicant seeks to rezone 6.81 acres from R1/Residential to PUD/Planned Unit Development for the purpose of creating 65 townhomes.

The site is located at 1001 Rohrer Road.

Filed by Ann M. Walker for Pulte Homes of Indiana, LLC.

Present for the Petitioner: Charlie Frankenberger with Nelson and Frankenberger, Stuart Huckelberry with Driesenga & Associates, Inc., and Ann Walker with Pulte Homes.

Petitioner's Presentation: Charlie Frankenberger said that this request pertains to a parcel of real estate that is about 6.8 acres. He said that the parcel is located North of US 31 where US 31 gears Northeast just North of 131st Street. He said that the petitioner is requesting to change the zoning of the real estate from the existing R-1 classification to a residential PUD to permit the development of townhomes.

Greg Hoyes, Hamilton County Surveyor's: He clarified that the petitioner knew that there was a previous plat on the land.

Matt Griffin, DOCS: He commented that it was an illegal plat if he recalled. He said that he would do some research on the previous plat.

Charlie Frankenger commented that in any event, the petitioner would need to file a petition to vacate the plat. He commented that there aren't any covenants to vacate, but that there is an existing plat. He said that the petitioner would be filing an application as well to vacate the existing plat. He said that the petitioner would ask the Plan Commission to vacate the plat contingent upon the approval of the request for zoning change.

Matt Griffin, DOCS: He said that he would verify if it was a legally recognized plat by the City of Carmel.

Greg Hoyes, Hamilton County Surveyor's: He said that his other comments were that they have some concerns about the drainage ditch along the North of the property. He said that could be worked out when the petitioner gets to the construction plan phase. He said that other than that, the Hamilton County Surveyor's office doesn't really have any concerns with the rezone.

Scott Brewer, Carmel DOCS Urban Forester: He said that he had a couple of comments, but didn't have a letter to the petitioners yet. He said that he would need a copy of the PUD ordinance to be able to make comments on the landscaping standards. He said that he had some comments on the landscape plans that were submitted to him. He said that on the plant schedule, it doesn't have number of plants, nor does it have the species specifically marked. He said that there was no way to tell which plants are which species. He said that he needs the number on the plant schedule and the plants to be marked somehow. He said that on the graphic planting detail, he said that he would need some notes about root flare at grade level. He said that the wires and the stakes need to be removed after one year. He said that the tree-bracing schedule isn't really up to date. He said that he would include information to help with the tree-bracing schedule. He said that the landscape notes should include that the landscape materials meet the ANSI standards. He said that there also needs to be a separation of the drainage, utility, and landscaping easements or any tree preservation easements. He said that the turf areas need to be clearly marked. He said that it was hard to tell what was concrete, what was asphalt, and what was turf. He said that he assumed the trees were in the turfed area, but noted that it wasn't clearly marked. He said that he would like to talk about tree preservation. He said that there are quite a number of existing trees on the site. He said that by the plans it looks like the petitioner is just clear cutting everything. He said that the parks department would be especially interested in preserving whatever trees could be preserved along the Monon. He said that there are some pretty good specimen trees that appear in the middle of the project that could possibly be saved if the grade isn't changed too much. He said that if there can't be any tree preservation, then there probably needs to be more plantings in the middle of the complex.

Nick Redden, Carmel Engineering: He said that he sent a letter with Engineering comments. He said that hopefully the letter has been received. He said that Engineering would work through those comments with the petitioner.

Gary Hoyt, Carmel Fire Department: He said that the Fire Department doesn't have any problem with this rezone. He said that they would probably have some further comments when the petitioner comes back to TAC with construction plans.

Shirley Hunter, Cinergy: She said that Cinergy does not have any objections to the rezone.

Matt Griffin, DOCS: He said that he is actually still reviewing the PUD ordinance for the site. He said that his review letter should be going out before the end of the week. He said that the DOCS will work with Engineering to verify that emergency access way as well as the location of the petitioner's entry. He said that he knows that there was some dispute on where Engineering wanted to see it versus where the petitioner wanted it placed. He said that the petitioner should submit packets by February 10, 2006 for Plan Commission. He commented that the elevations were getting updated by the petitioner.

...END...

11:55 a.m.

Docket No. 06010011 ADLS Amend: Conseco Parking Lot

The applicant seeks approval for additional parking and alterations to the landscaping and lighting.

The site is located at 11835 Pennsylvania St. and is zoned B2/Business.

Filed by Gary Murray of Schneider for Conseco.

Present for the Petitioner: Jerry Chomanczuk with Conseco, and Gary Murray with Schneider Corporation.

Petitioner's Presentation: Jerry Chomanczuk said that Conseco is in the process of selling their ABC Headquarters Building to Ingersoll-Rand and that part of their requirement was some additional parking. He said that it was more than Conseco had. So, Conseco and Schneider developed this plan to expand the parking area in an effort to gain the jobs that Ingersoll-Rand would provide to Carmel.

Gary Murray discussed the goals and timeline of the plan as submitted.

Greg Hoyes, Hamilton County Surveyor's: He said that he had no comment at this point.

Scott Brewer, Carmel DOCS Urban Forester: He said that he remembered looking at it a few months ago. He said that he would be glad to look at the plans again and make formal comments.

Jerry Chomanczuk said that on Conseco's part, they are very comfortable adding whatever landscaping requirements might be requested. He said that there would obviously be a buffer between Ingersoll-Rand's property and Conseco. He said that Conseco is very much willing to do what has to be done.

Nick Redden, Carmel Engineering: He said that Engineering has completed their review of the project and that they would be getting the petitioner a comment letter in the next few days.

Gary Hoyt, Carmel Fire Department: He said that he did not receive a set of plans, but that he was sure that what the petitioners were doing wasn't going to affect them other than it might give them more access to the side of the building. He said that he would think it would be better for the Fire Department. He told the petitioner to email him a set of plans.

Shirley Hunter, Cinergy: She said that she didn't get a set of plans either. She said that she would need one to ensure that there will be no conflicts with her buried cable.

Gary Murray gave Shirley Hunter a set of plans.

Matt Griffin, DOCS: He said that he didn't have any additional comments and that their only concern is landscaping and making sure that whatever gets planted in those islands is going to be healthy and can grow to a mature state.

...END...